

## Kaipātiki Local Board Workshop Programme

**Date of Workshop:** Wednesday 25 May 2022  
**Time:** 10.00am  
**Venue:** Boardroom, 90 Bentley Ave, Glenfield and via Microsoft Teams

Time	Workshop Item	Presenter	Governance role	Proposed Outcome(s)
10.00 – 11.30am	Community Facilities <ul style="list-style-type: none"> <li>Birkdale Hall and Kauri Kids rebuild – concept design</li> </ul>	<b>Sandra May</b> Programme Manager (FF Contracts), Community Facilities  <b>Saul Robert</b> TOA – Te Kawerau a Maki  <b>Craig Wilson</b> TOA Architects  <b>Sarah Jones</b> Manager Area Operations – Kaipātiki & Devonport-Takapuna, Community Facilities	<ul style="list-style-type: none"> <li>Setting direction</li> </ul>	<ul style="list-style-type: none"> <li>Define board position and feedback</li> </ul>

### Next workshop: Wednesday 1 June 2022

<b>1 June 2022</b>	9.15am	9.50am	Board members time
	10.00am	11.30am	Community Facilities
	11.30am	12.30pm	Infrastructure and Environmental Services
	12.30pm	1.15pm	Lunch
	1.15pm	2.15pm	TBC

**Role of Workshop:**

- (a) Workshops do not have decision-making authority.
- (b) Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
- (c) Workshops are open to the public however, decisions will be made at a formal, public local board business meeting.
- (d) Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.
- (e) Workshops for groups of local boards can be held giving local boards the chance to work together on common interests or topics.

# Birkdale Hall and Kauri Kids rebuild – Concept design

May 2022

Sandra May, Programme Manager – Community Facilities



# Purpose

To seek feedback on the concept design and the intended community consultation prior to the board's formal approval.





# Project background

That the Kaipātiki Local Board:

- a) *approve option 1 to rebuild Birkdale community hall and early learning centre (Kauri Kids) at 134 and 136 Birkdale as one multi-purpose building, with a cost estimate of \$2,792,508.*
- b) *request that the potential user conflict issues identified for option 1, such as noise, be minimised through design.*
- c) *request that all trees are retained, repurposed or transplanted within the site, where possible.*
- d) *note that the estimated completion timeframe for option 1 is by the end of financial year 2024/2025.*
- e) *request that the design incorporates both heritage and Māori design elements.*
- f) *request that the Chairperson or delegate attends stakeholder meetings.*
- g) *request that all construction material for this site be repurposed as part of a waste minimisation plan.*

*Since this resolution, Te Kawerau a Maki have registered their interest to co-design the new building to ensure it includes Te ao Māori design elements and reflects their connection to the whenua.*





# Concept Design

Narrative and Concept Design presented by  
TOA Architects & Te Kawerau a Maki







# TOA

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BIRKDALE COMMUNITY CENTRE FOR AUCKLAND COUNCIL  
134-136 BIRKDALE RD, BIRKDALE

STAKEHOLDER MEETING PRESENTATION | MAY 2022





## MIHIMIHI/WHAKATAU

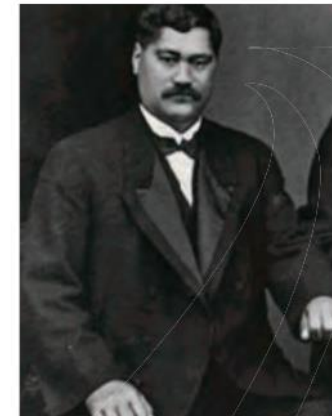


*E noho ana au ki toku taumata,  
Papaki mai ana nga ngaru o te moana,  
Tera Mokau, kei runga kei te tonga,  
Ka anga whakararo ki te hiku o te ika,  
Te toka tapu ki te rerenga wairua,  
Hoki whakamuri mai ki waenganui tonu ko Tamaki nui tonu,  
Kei te kei o Tainui.*

*Ka titiro atu au, ki rau rau pou a Maki,  
Me mihi atu ki a ratou, ka tika,  
Takahia koe, te one ki te Manukanuka o Hoturoa,  
Kia tae atu koe ki Te Wao Nui A Tiriwa  
Piki ake ki runga ki te tihi o Hikurangi  
Tihei Mauri Ora!*

*No reira, me tuku whakamoemiti ki a Io Rangi. Kei nga tupuna kua ngaro atu ra ki te tirohanga kanohi, moe mai koutou.*

*Me rere tonu ra nga mihi ki te Kingi Tuheitia Potatau Te Wherowhero VII, me Makau Ariki, Te Atawhai, otira te Whare Ariki o Potatau, tae noa ki te Whare Kahui Ariki, puta noa ki te iwi nui tonu.  
Rire, rire, hau!  
Paimarire!*







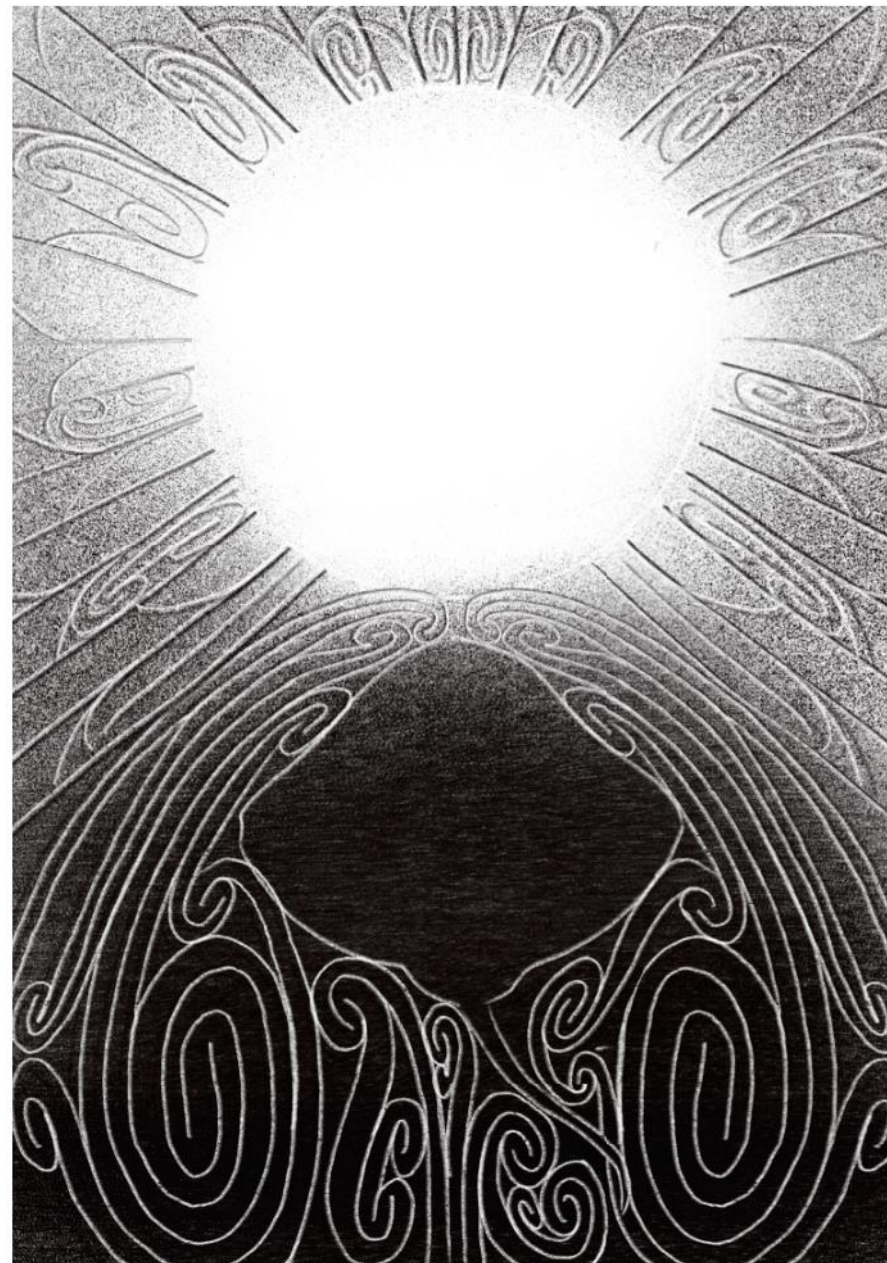
ANCESTRAL LANDSCAPE  
TĀMAKI HERENGA WAKA

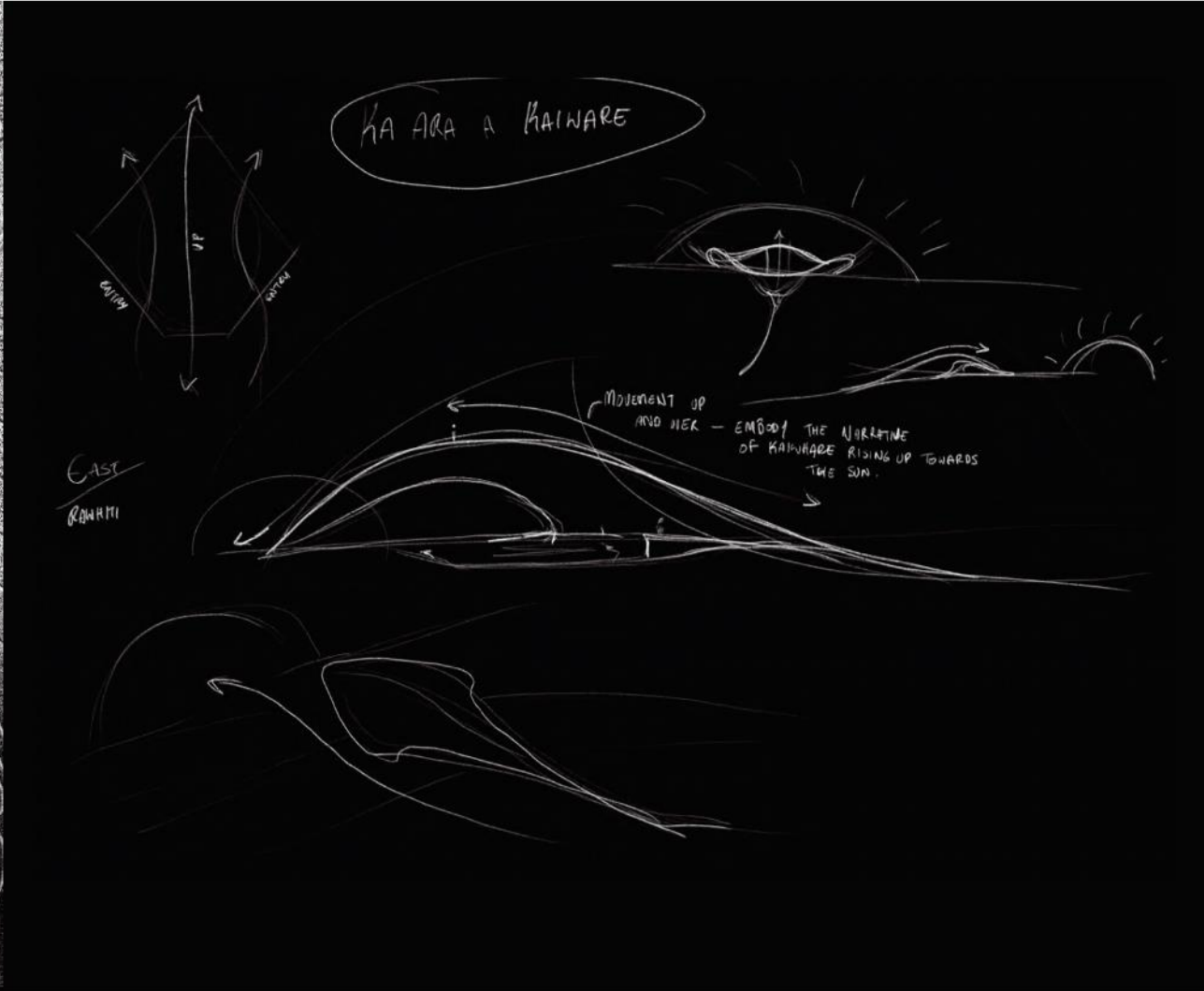
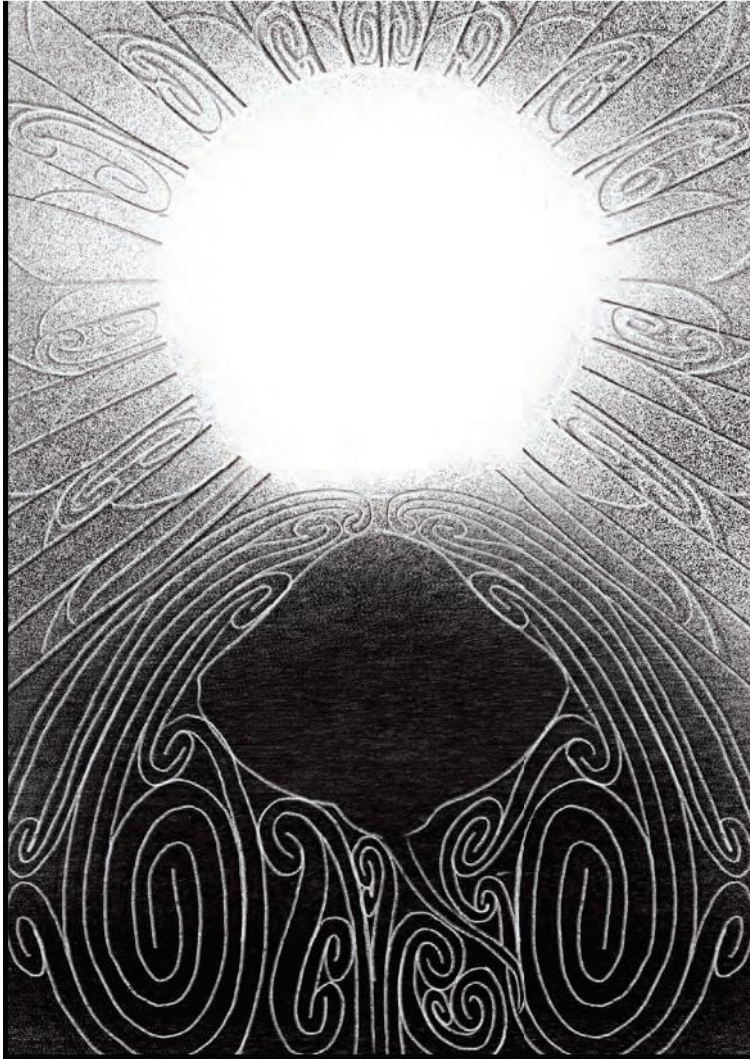




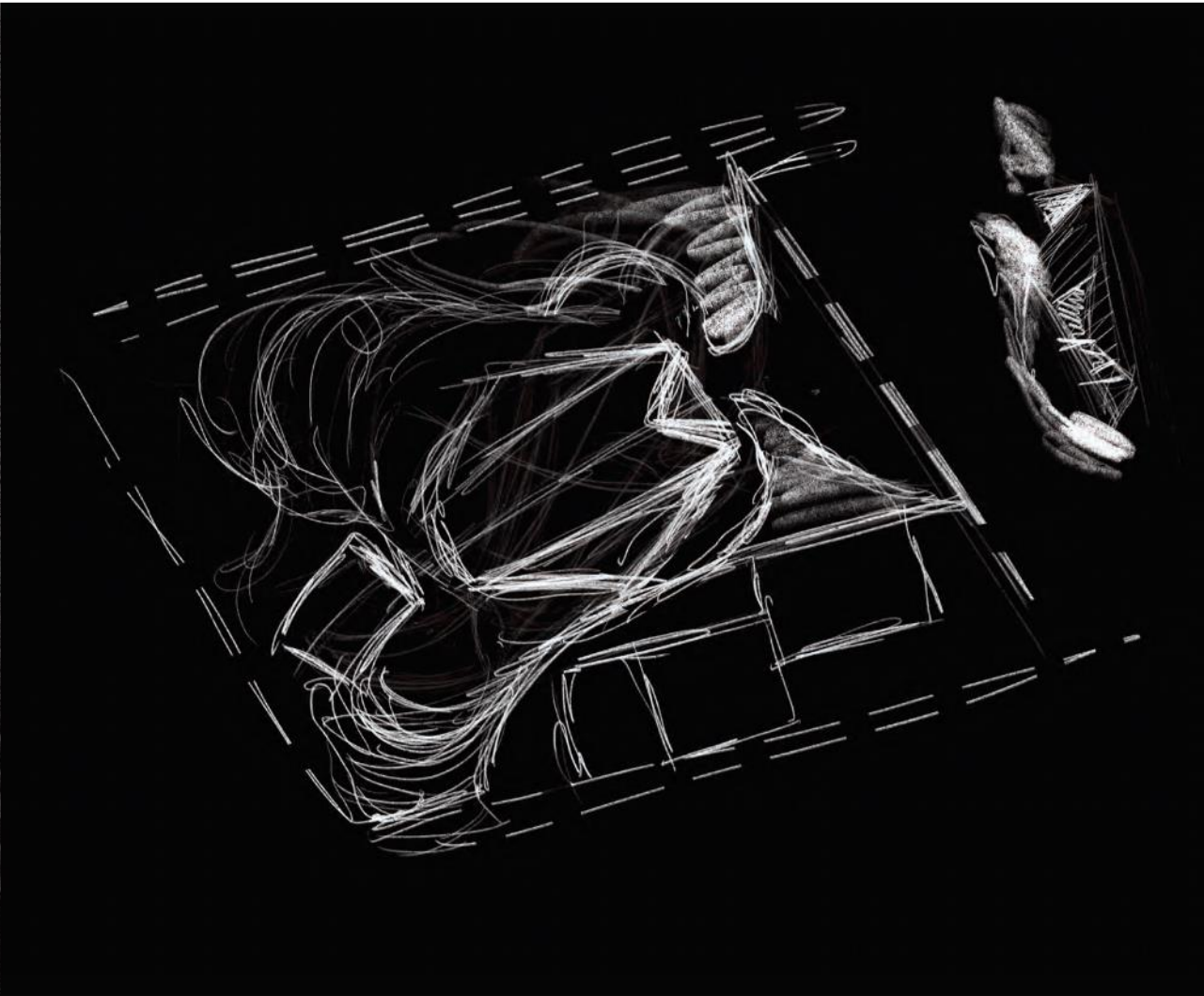
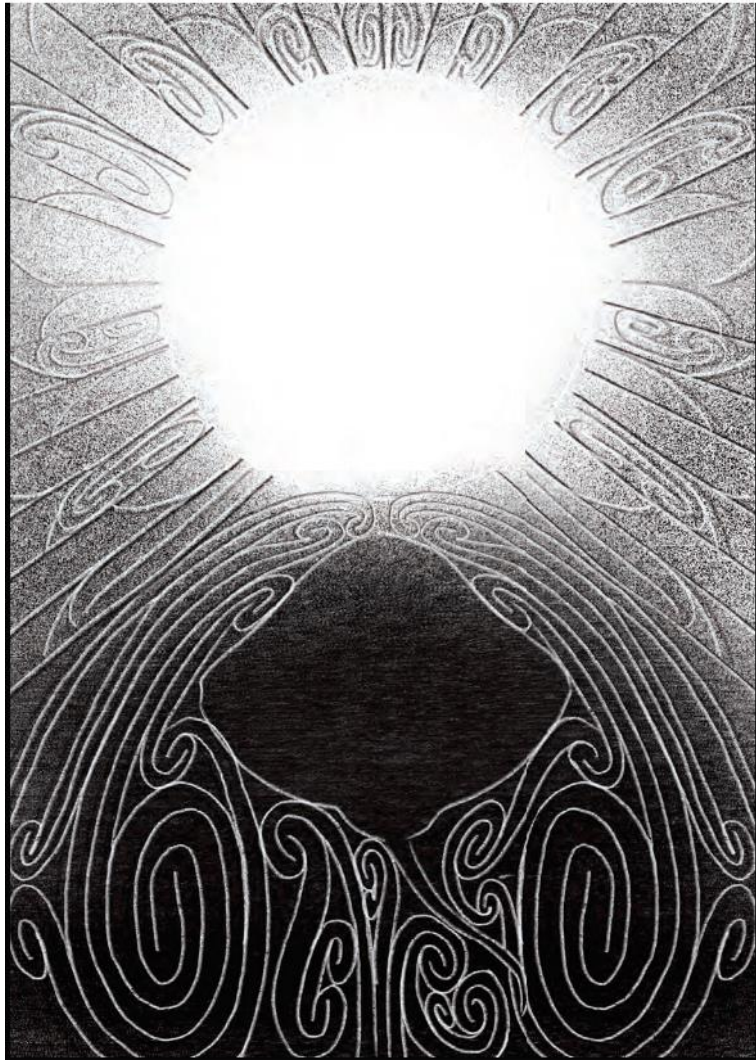


*Ka whiti te Rā ki tua o Rehua  
ka arā a Kaiwhare i te rua*













LOCATION PLAN - 1:2500 SCALE @ A3



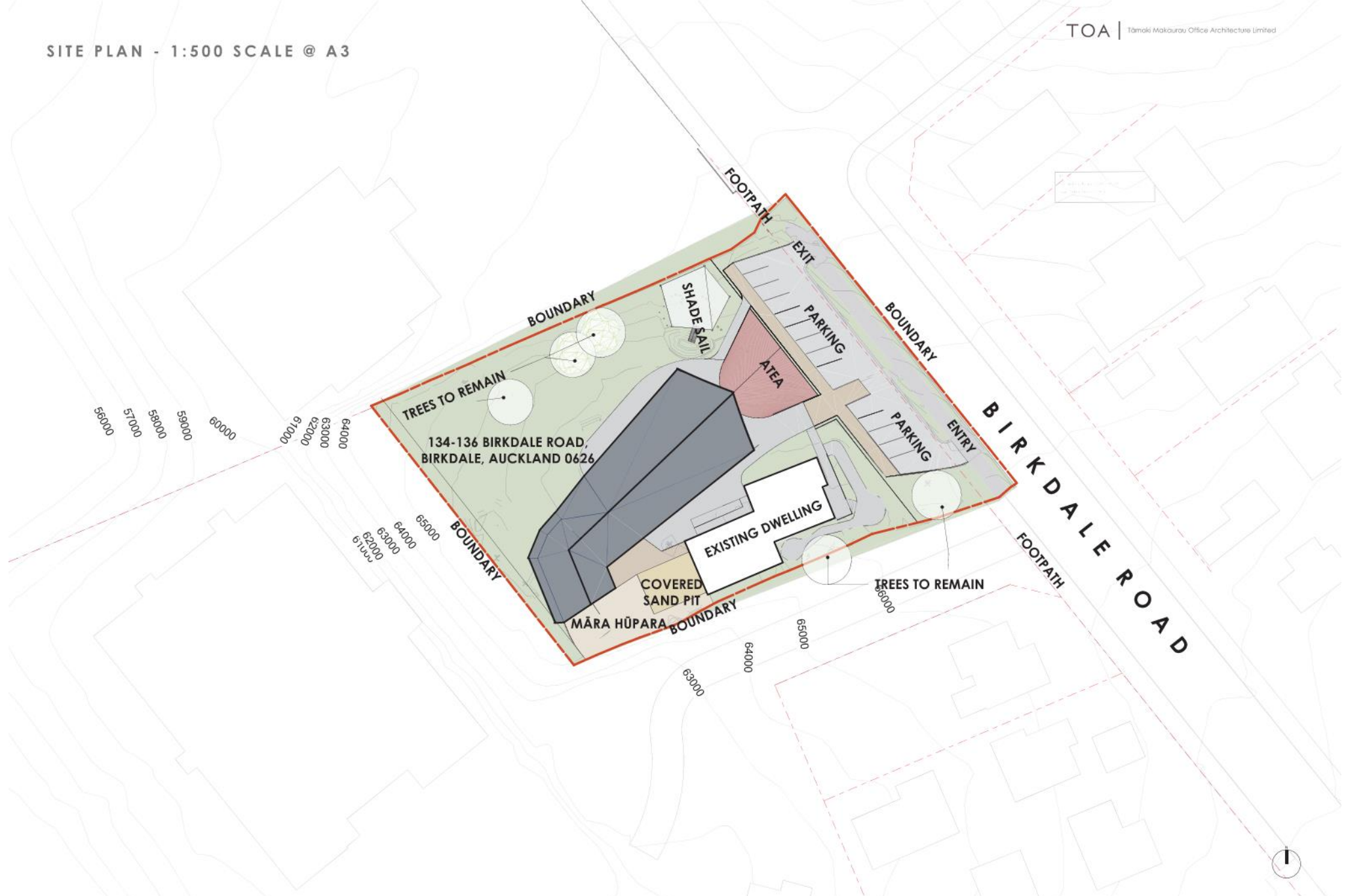


PERSPECTIVE VIEW FROM CAR PARK ENTRY







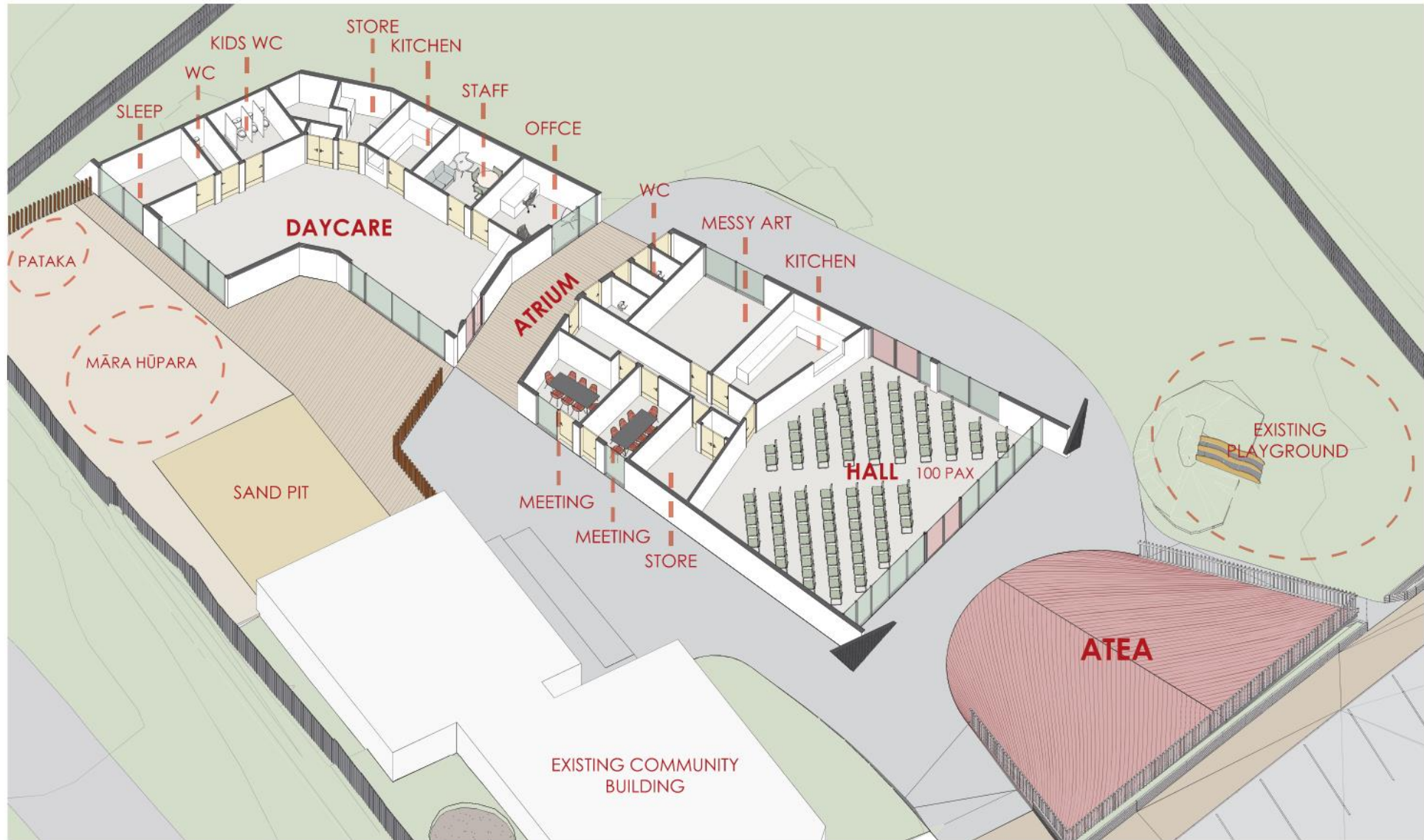


GROUND FLOOR PLAN - 1:200 SCALE @ A3



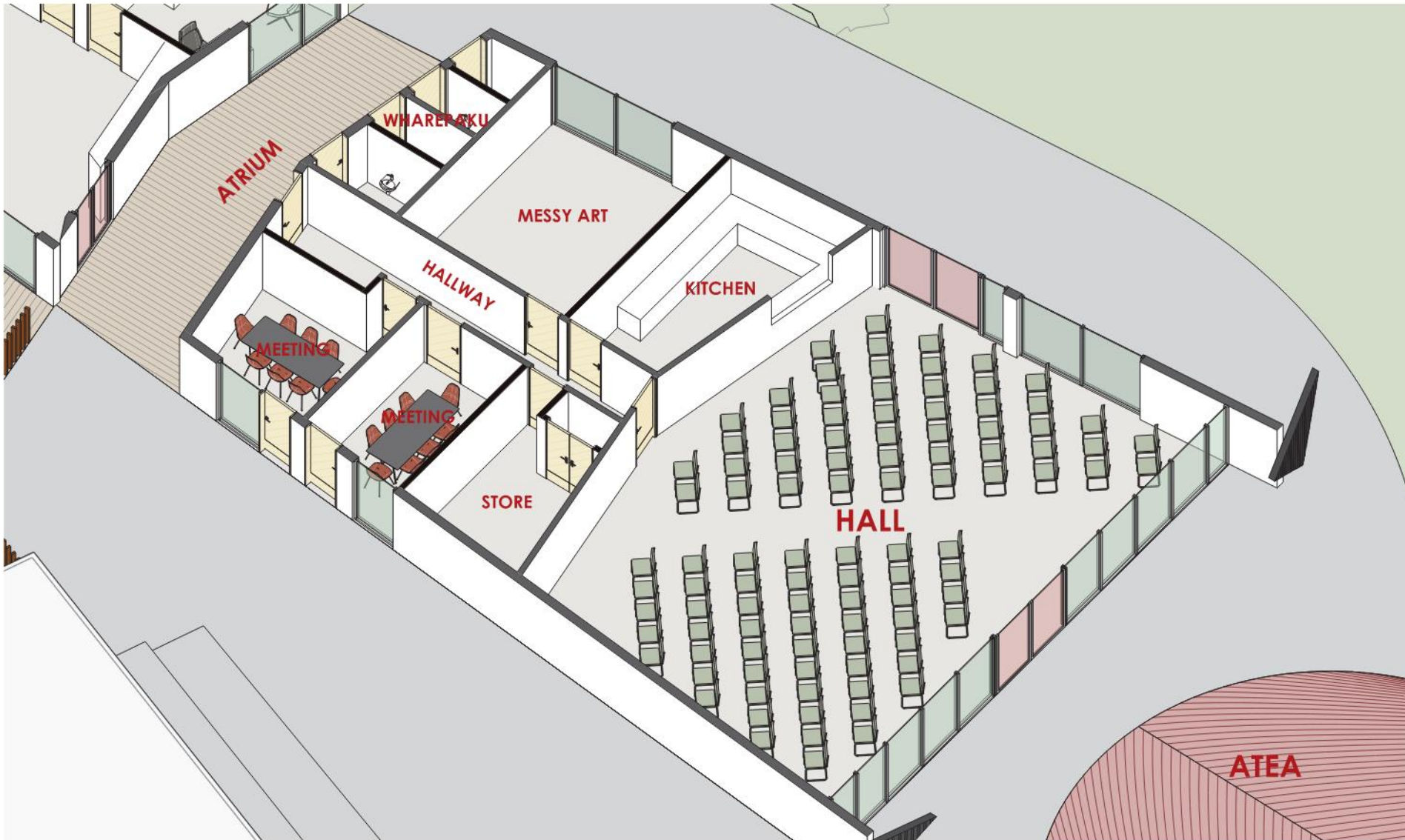


3D VIEW - FLOOR PLAN - OVERALL

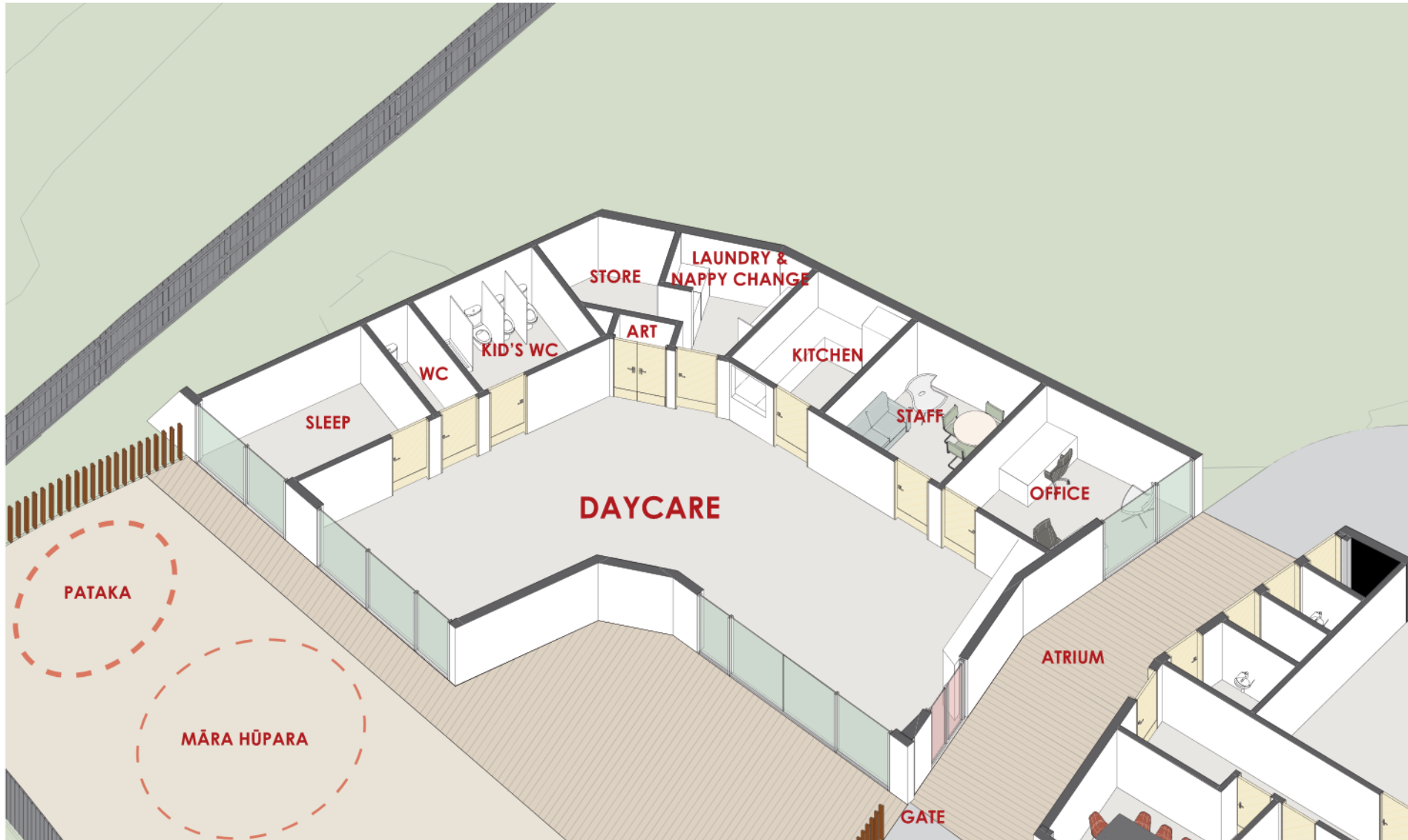




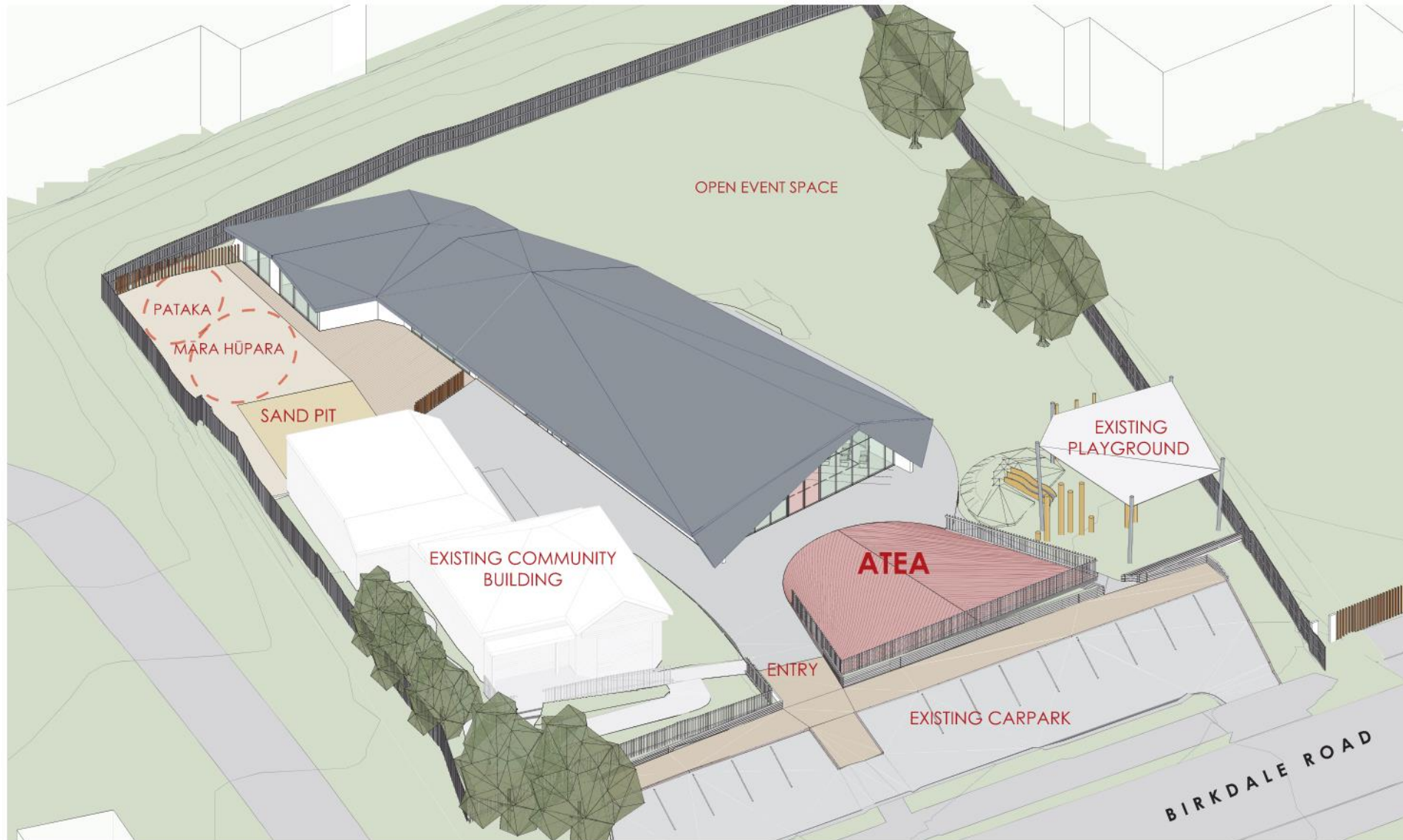
3D VIEW - FLOOR PLAN - HALL



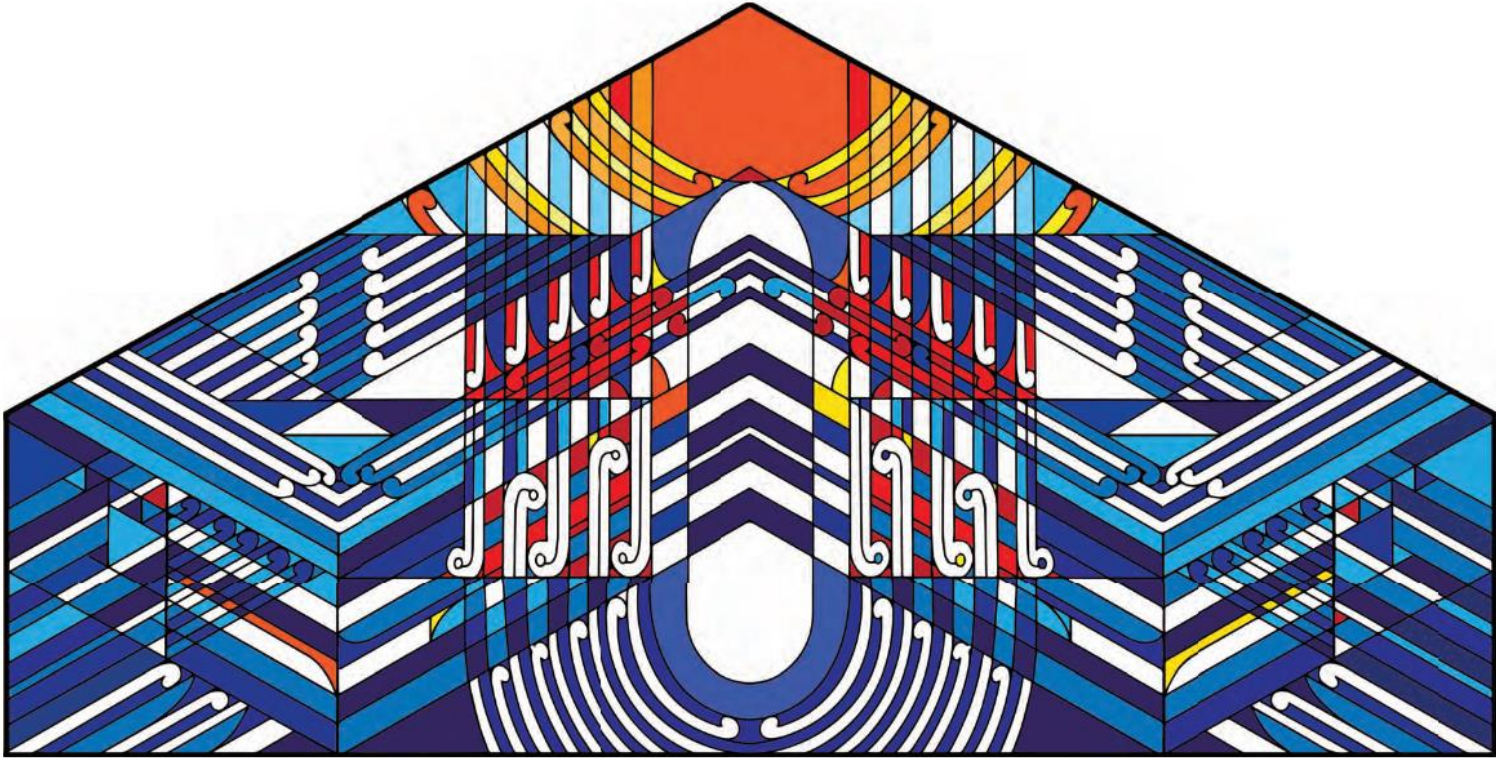
3D VIEW - FLOOR PLAN - DAYCARE



3D VIEW - SITE PLAN





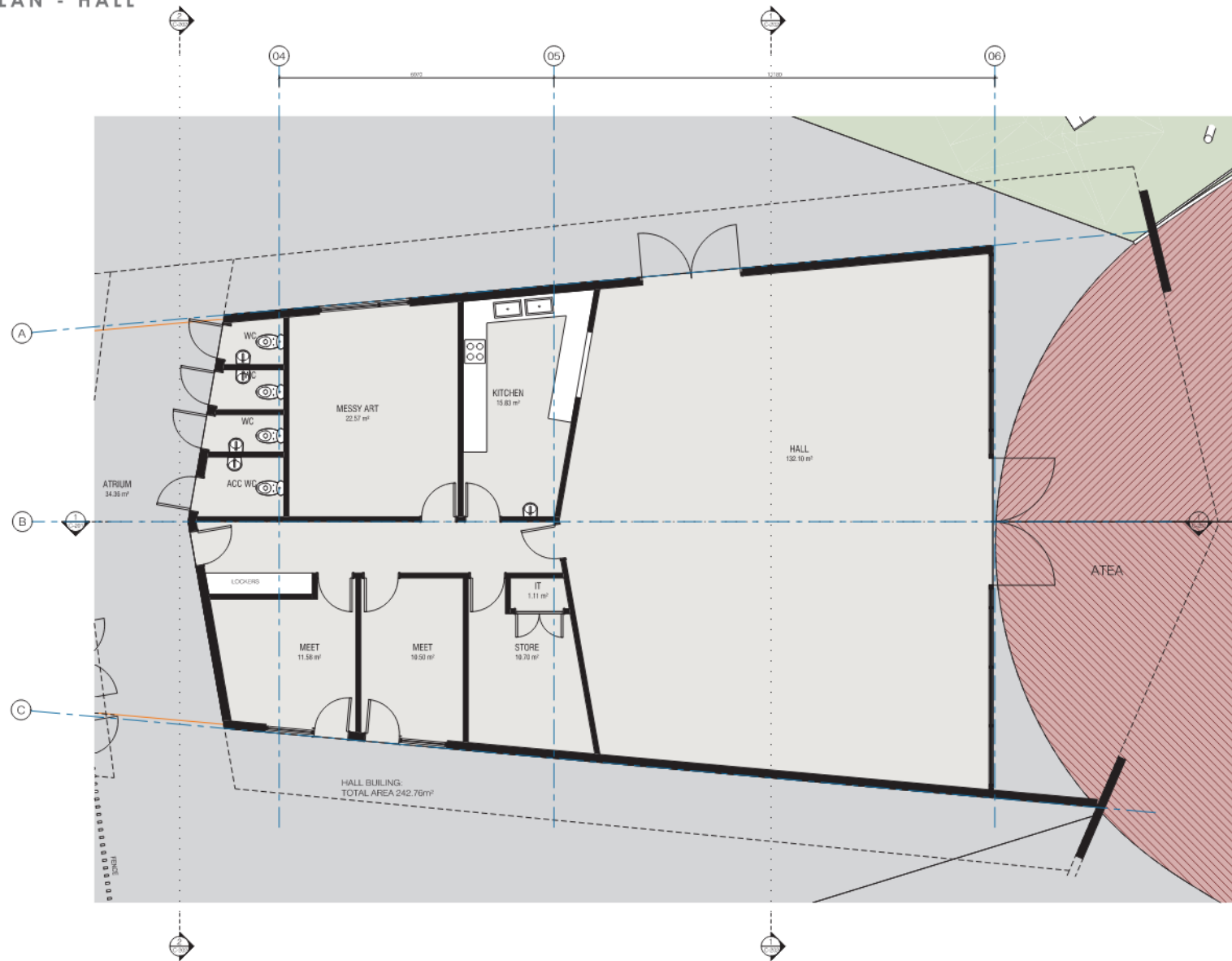


TUIA TE HERE TANGATA  
KI TE WHAI AO  
KI TE AO MĀRAMA!



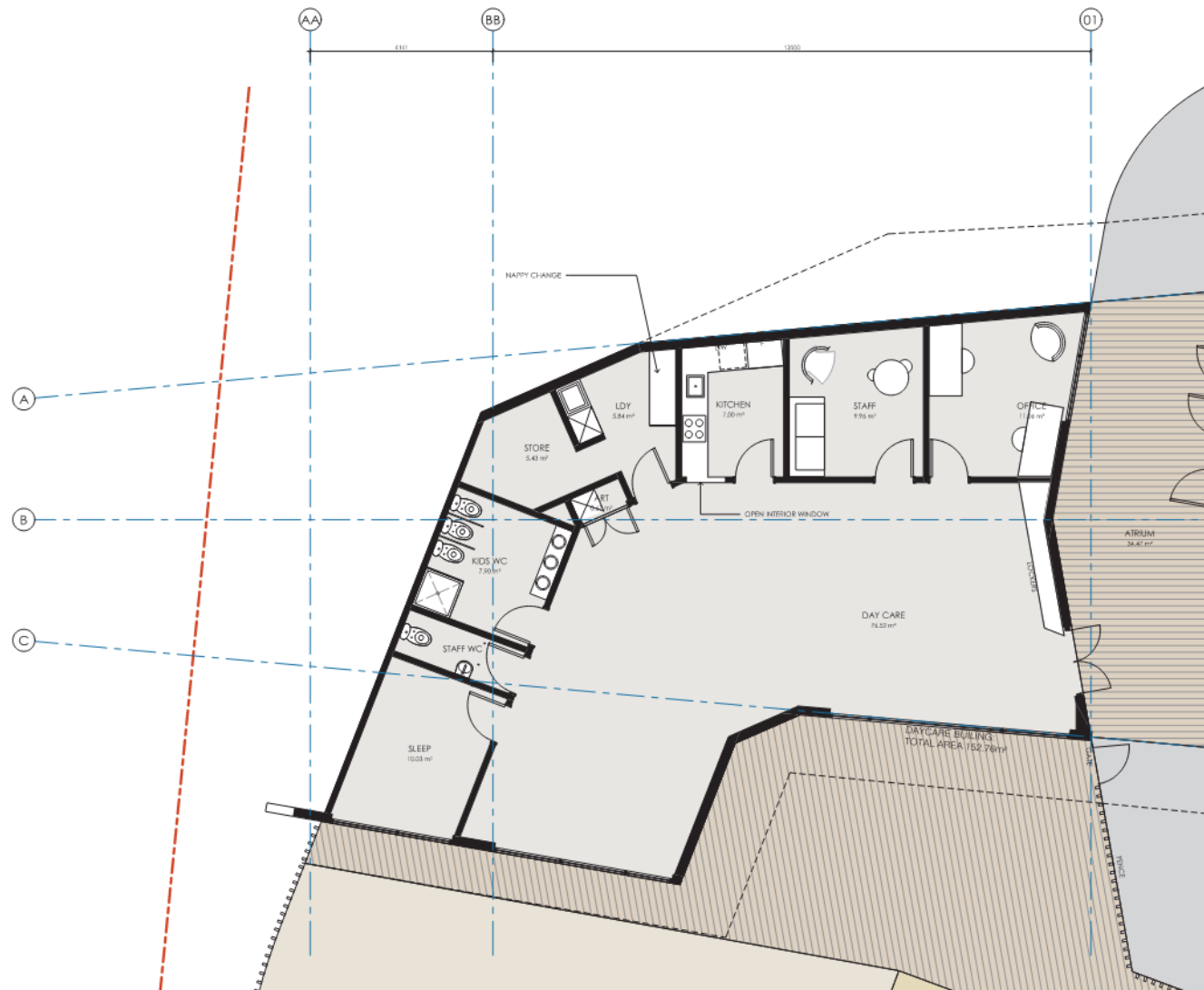


# FLOOR PLAN - HALL



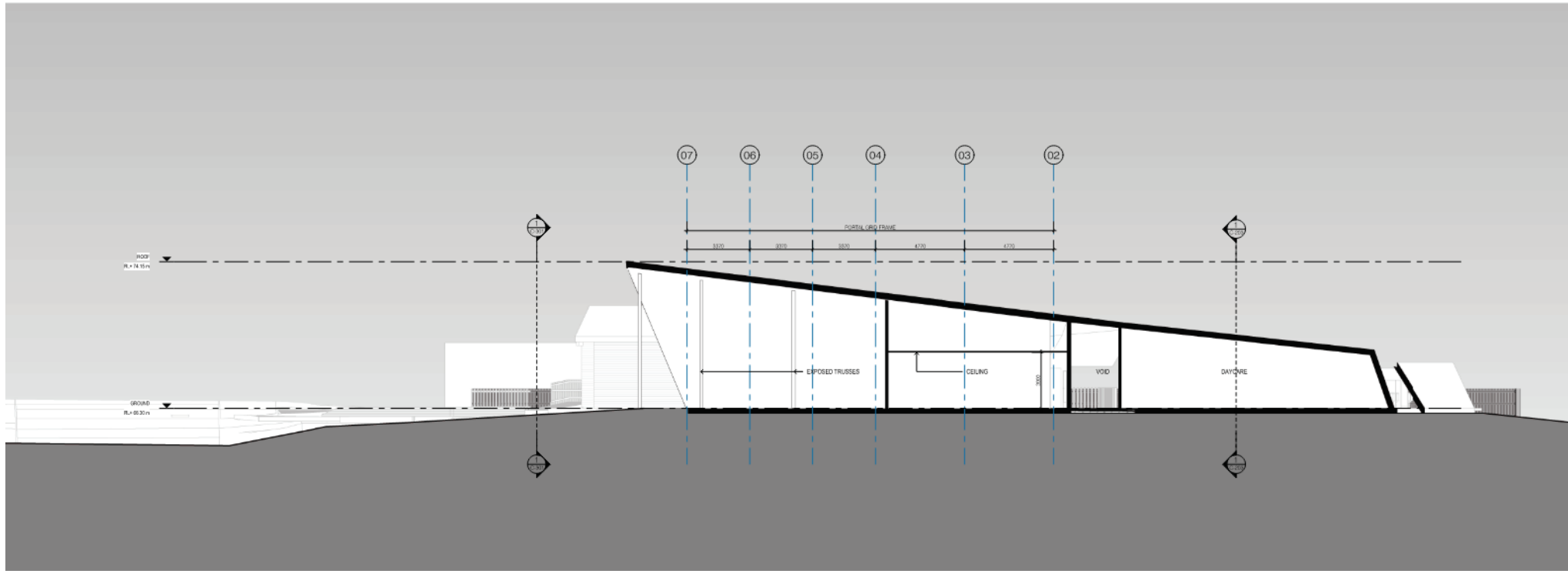


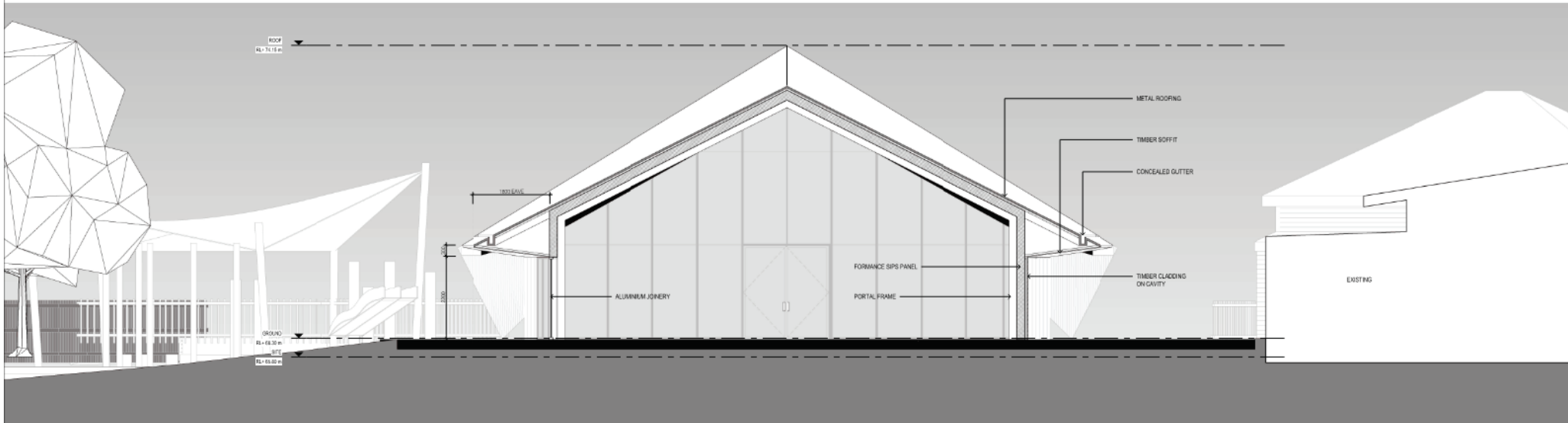
# FLOOR PLAN - DAYCARE





SECTION - LONG





REV NO. REVISION BY

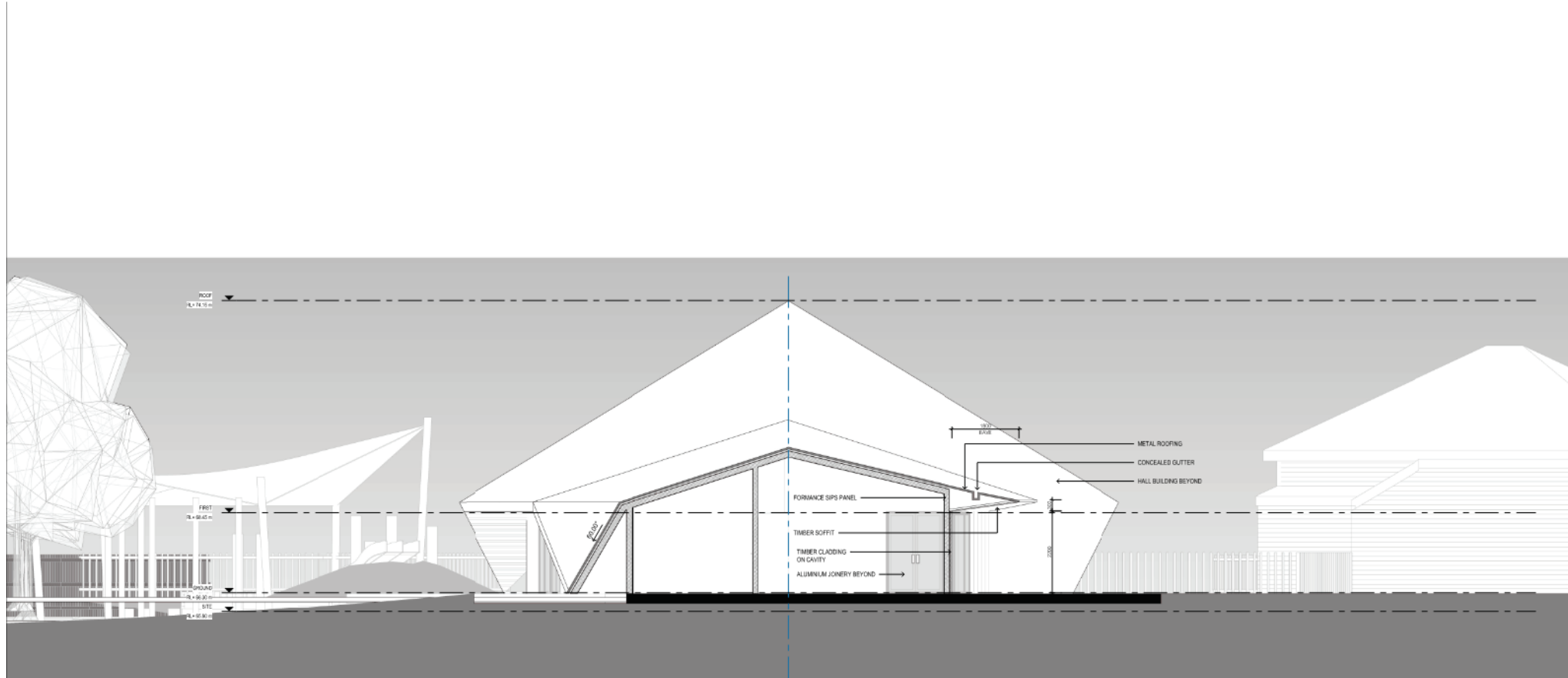
DRAFT

SECTION - LONG C-001



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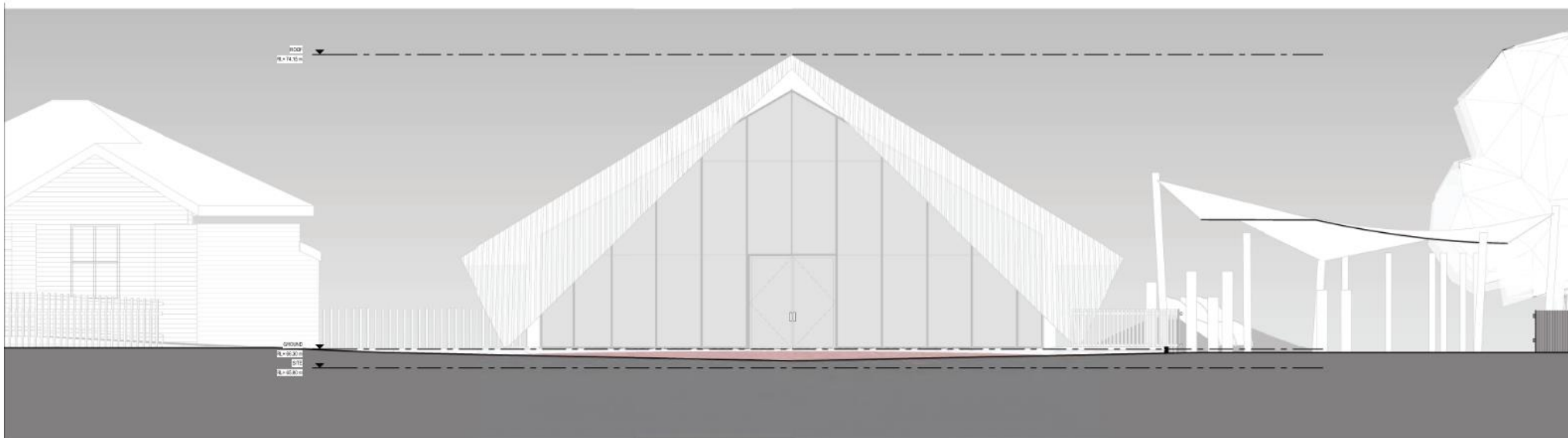






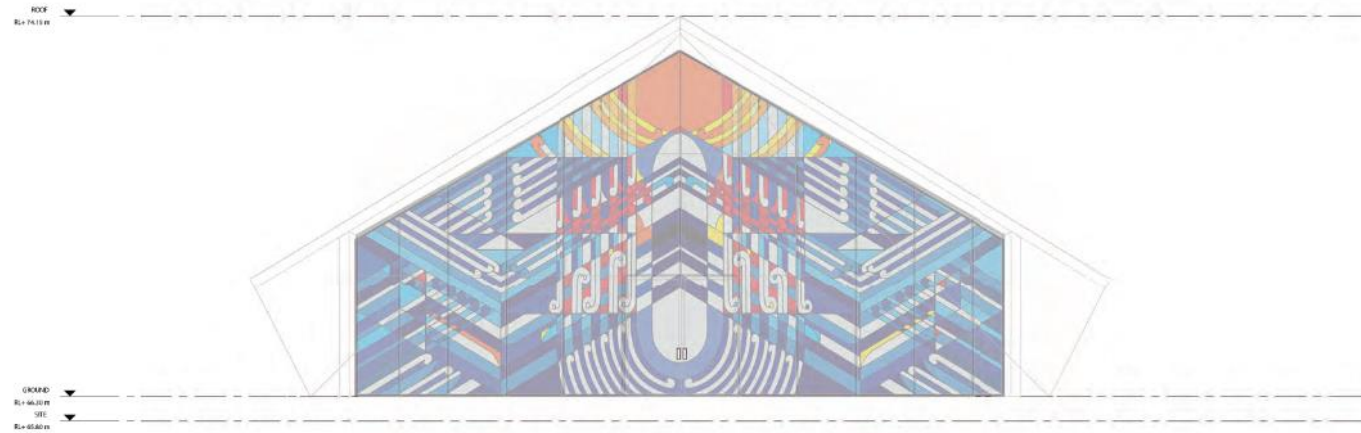


ELEVATIONS - FRONT OF HALL





# ELEVATION - GLAZING DESIGN





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## NGĀ MIHI NUI

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# Stakeholder Input

- Prior to development of the design, previous feedback and concerns were heard and incorporated into today's concept design. Items raised under the resolution addressed as part of the concept design process.
- TOA Architects completed site visits with stakeholders.
- The concept design has been presented to stakeholders onsite on 12<sup>th</sup> May 2022.
- There will be further Subject Matter Expert (SME) involvement from Auckland Council and onsite stakeholders throughout developed design process.





# Stakeholder Feedback on Concept Design (Meeting 12<sup>th</sup> May 2022)

Positive feedback to overall design and narrative, providing a connection to the land and the whenua.

Particular points made during our session:

- Te Kawerau a Maki to be included in 'naming of the building' or site
- Painting capturing the narrative to be incorporated at hall/ KK
- Integration of existing car park/ entrance and existing playground
- Consideration of improvements to fencing at main entrance
- Māra Hūpara to be added to public playground
- Opening exterior kitchen window to connect to western garden area
- Ensure connection to open green space and connection between buildings
- Sliding doors to storeroom from hall
- Cultural pacific incorporation to be included in design





Engagement  
and  
Consultation

# Public Consultation / Phase 2 Engagement

Have your say – 3 weeks, to seek feedback on design and give approximate timeframes for construction

(In collaboration with Kauri Kinds to inform parents/ BBCP Users of the Hall)

- Open day – BBCP/ Kauri Kids Parent Event
- Letter drop 1000m radius
- Posters on site/ Social Media/ Newsletters
- Email local schools and businesses
- Any other relevant groups?

Key stakeholders for SME feedback e.g. universal design, connected communities, ECE experts, sustainability





# Cost Estimate

Description	Total in \$
Physical Works Total:	2,258,000
Preliminary and General (15%)	338,800
<b>Sub Total:</b>	<b>2,596,800</b>
Margins 7%	181,800
<b>Construction Total:</b>	<b>2,778,600</b>
Design/ Estimating Contingency (based on concept design) (15%)	416,800
Construction Contingency (20%)	639,100
<b>Sub-total (rounded):</b>	<b>3,834,500</b>
Construction Escalation to Q3 - 2023 (7.3%)	280,000
Construction Escalation Q4 - 2024 (4.5%)	185,200
<b>Total expected costs (rounded):</b>	<b>4,299,700</b>
Professional Services/ Consents/ Project Management Estimate	450,000
<b>Total Project Budget Funding Requirements (rounded):</b>	<b>4,750,000</b>

Cost Estimate is based on TOA Concept Design.

Significant contingencies/ design contingency/ construction contingency have been added. Given the current market situation price escalations have been included in the estimation of the total build with a estimated contract start in Quarter 3 and construction escalation into 2024.







# Risk Adjusted Programme (RAP)

Project ID	Activity Name	Previous + Financial Years FY2021-25 Current Approved Funding
<b>#2027</b> <b>(FY22-2252)</b>	Birkdale Kauri Kids – renew community facility	\$1,582,000.00
<b>#17516</b> <b>(FY22-2251)</b>	Birkdale Community Hall Rebuild facility	\$1,544,040.00
	Total:	<b><u>\$3,126,040.00</u></b>

Community Facilities CAPEX work programme has identified the shortfall of CAPEX funding allocation with additional funds being added to the individual project lines.

The formal approval of the work programme will be held separately.





# Risks and mitigations

- Climate Change/ Sustainability
  - ✓ Incorporation of waste minimisation and durable design (Whole of Life Costs)
- Market Trends and Price Escalations
  - ✓ Significant contingency have been added to the cost estimate
- Community Engagement
  - ✓ Collaboration with onsite Stakeholders
  - ✓ Engagement with all user groups
- Cultural Engagement
  - ✓ Extensive cultural involvement by TeKawerau A Maki and inclusion of narrative





# Proposed Timeline

Time frame	Project phase	Comments
May 2022	Local Board workshop	To seek local boards feedback and to confirm engagement approach for phase two engagement.
June to August 2022	Phase two engagement	Provide concept for feedback from wider community.
August to September 2022	Finalise concept and closing the loop Seek formal local board approval	Local Board Workshop with Final Concept Design and Community Feedback. Final approval of developed design in Local Board Business Meeting
July 2022 to December 2022	Developed design and resource consent	
January 2023 to July 2023	Detailed design and building consent	
August 2023 to November 2023	Tendering and physical works contract	
December 2023 to Early 2025	Physical works	Estimated timeframe for delivery 12-18 months



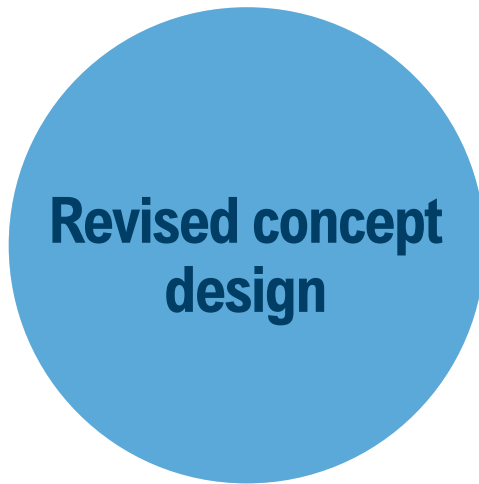


# Next Steps



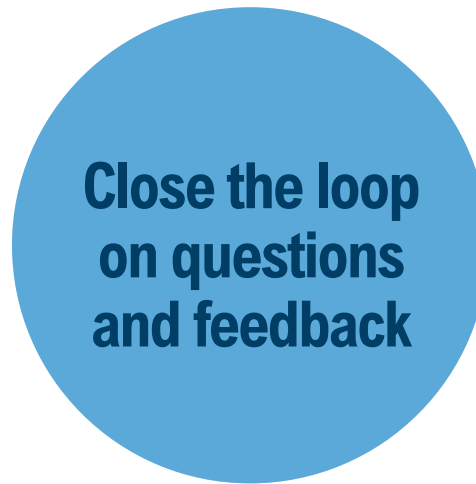
**Public  
Consultation**

July/ August 2022



**Revised concept  
design**

August 2022



**Close the loop  
on questions  
and feedback**

Provide feedback to local  
board via Email/ Memo



**Business report**

Business meeting date  
September 2022





Thank you

Ngā mihi